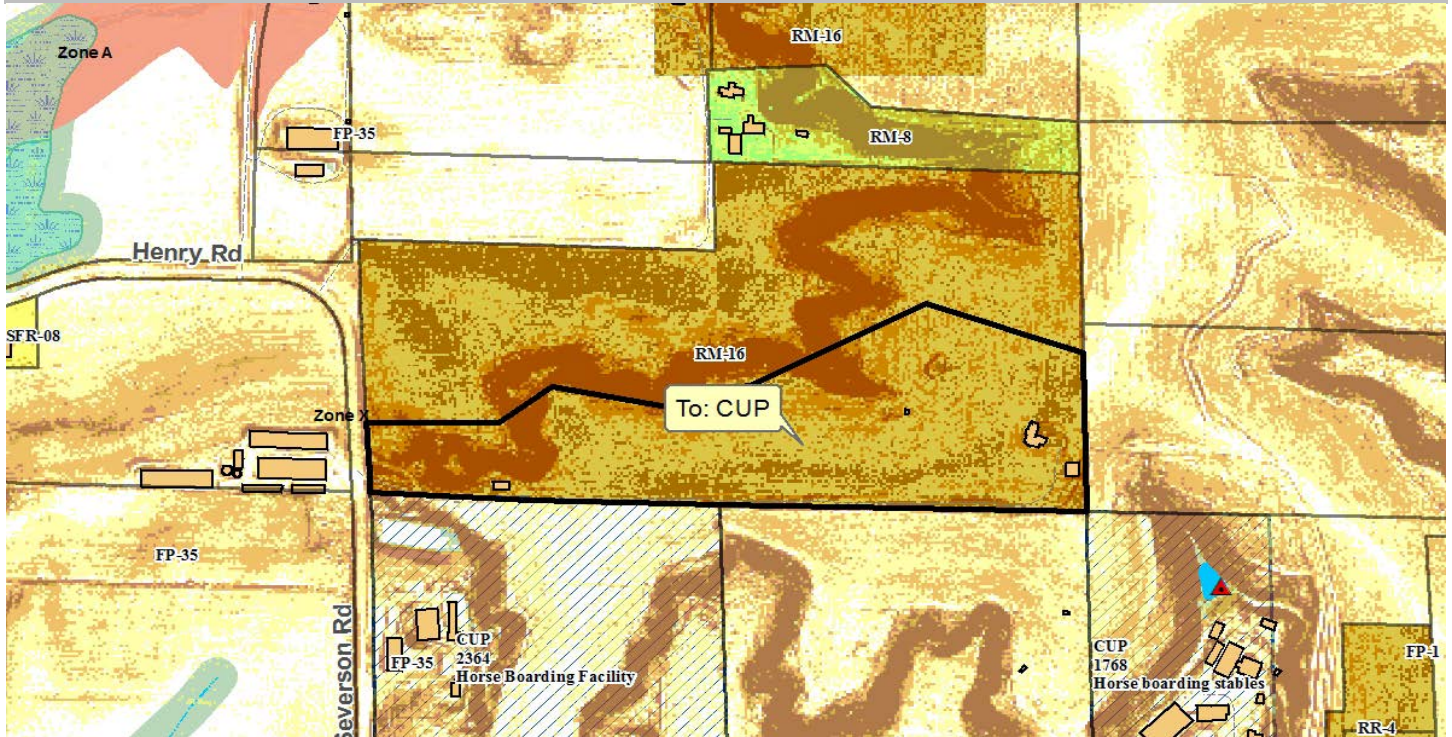


Staff Report  Zoning and Land Regulation Committee	<i>Public Hearing:</i> June 23, 2020	CUP 02499	
	<i>Zoning Amendment Requested:</i> TO CUP: ALL SANITARY PLUMBING FIXTURES INSIDE AN AGRICULTURAL ACCESSORY BUILDING		<i>Town/Section:</i> MONTROSE, Section 13
	<i>Size:</i> 30 Acres	<i>Survey Required.</i>	<i>Applicant</i> JONATHAN T KETZLER & MARY E MCSWEENEY
	<i>Reason for the request:</i> ALL SANITARY PLUMBING FIXTURES INSIDE AN AGRICULTURAL ACCESSORY BUILDING		<i>Address:</i> 1048 SEVERSON ROAD



DESCRIPTION: Applicant is seeking a conditional use permit to allow sanitary fixtures inside an existing horse barn and riding arena.

OBSERVATIONS/ FACTUAL INFORMATION: The property is currently operated as a private horse farm, with occasional guests, but no public riding stables, horse boarding or other commercial operations. The immediate area includes a number of active farming and horse boarding facilities. The horse barn where the sanitary facilities will be installed lies approximately 1,800 feet (1/3 of a mile) from the existing residence.

TOWN PLAN: The property is within a farmland preservation area in the *Town of Montrose / Dane County Comprehensive Plan*. The plan includes policies to support nontraditional practices that provide potential economically viable options for small farms.

RESOURCE PROTECTION: Areas of slopes exceeding 20% cross the property immediately to the north of the horse barn. No impacts anticipated from the proposed use.

STAFF: See page 2 for recommended conditions of approval.

TOWN: The Town Board approved the CUP with a condition that an approved septic system be installed. (Condition 6)

Questions? Contact Brian Standing standing@countyofdane.com, 608-267-4115

Recommended conditions of approval:

1. Agricultural accessory buildings with installed sanitary facilities must remain in private agricultural use and must not be used for human habitation. If the agricultural use of these structures ceases, sanitary fixtures must be removed, and septic systems properly capped, subject to the approval of the Zoning Administrator and the Division of Environmental Health.
2. Commercial riding stables, large animal boarding or other commercial uses are not permitted.
3. The physical development and operation of the conditional use must conform, in all respects, to the approved site plan, operational plan and phasing plan.
4. New and existing buildings proposed to house a conditional use must be constructed and maintained to meet the current requirements of the applicable sections of the Wisconsin Commercial Building Code or Uniform Dwelling Code.
5. The applicant shall apply for, receive and maintain all other legally required and applicable local, county, state and federal permits. Copies of approved permits or other evidence of compliance will be provided to the zoning administrator upon request.
6. A new, private onsite wastewater treatment system, sized appropriately to serve only the horse barn, must be installed and maintained in compliance with the state plumbing code and the Dane County Sanitary Ordinance.
7. All vehicles and equipment must access the site only at approved locations identified in the site plan and operations plan.
8. The Zoning Administrator or designee may enter the premises of the operation in order to inspect those premises and to ascertain compliance with these conditions or to investigate an alleged violation. Zoning staff conducting inspections or investigations will comply with any applicable workplace safety rules or standards for the site.
9. The owner must post, in a form approved by the zoning administrator, a placard with the approved Conditional Use Permit number, the nature of the operation, name and contact information for the operator, and contact information for the Dane County Zoning Division.
10. The owner or operator must keep a copy of the conditional use permit, including the list of all conditions, on the site, available for inspection to the public during business hours.
11. Failure to comply with any imposed conditions, or to pay reasonable county costs of investigation or enforcement of sustained violations, may be grounds for revocation of the conditional use permit. The holder of a conditional use permit shall be given a reasonable opportunity to correct any violations prior to revocation.
12. If any use allowed by an approved conditional use permit is abandoned for one year or more, the associated conditional use permit shall be terminated. Future re-establishment of an abandoned conditional use shall require approval of a new conditional use permit.